

HDC

ADMINISTRATIVE APPROVALS

June 08, 2022

- | | | |
|----|----------------------|-----------------------|
| 1. | 35 Pleasant Street | -TBD |
| 2. | 50 New Castle Avenue | -Recommended Approval |

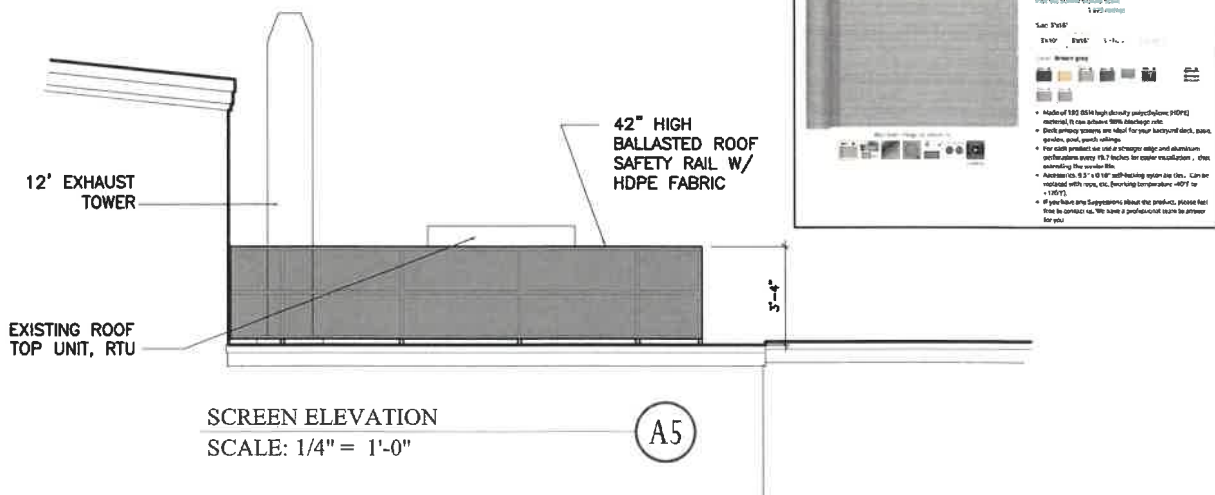
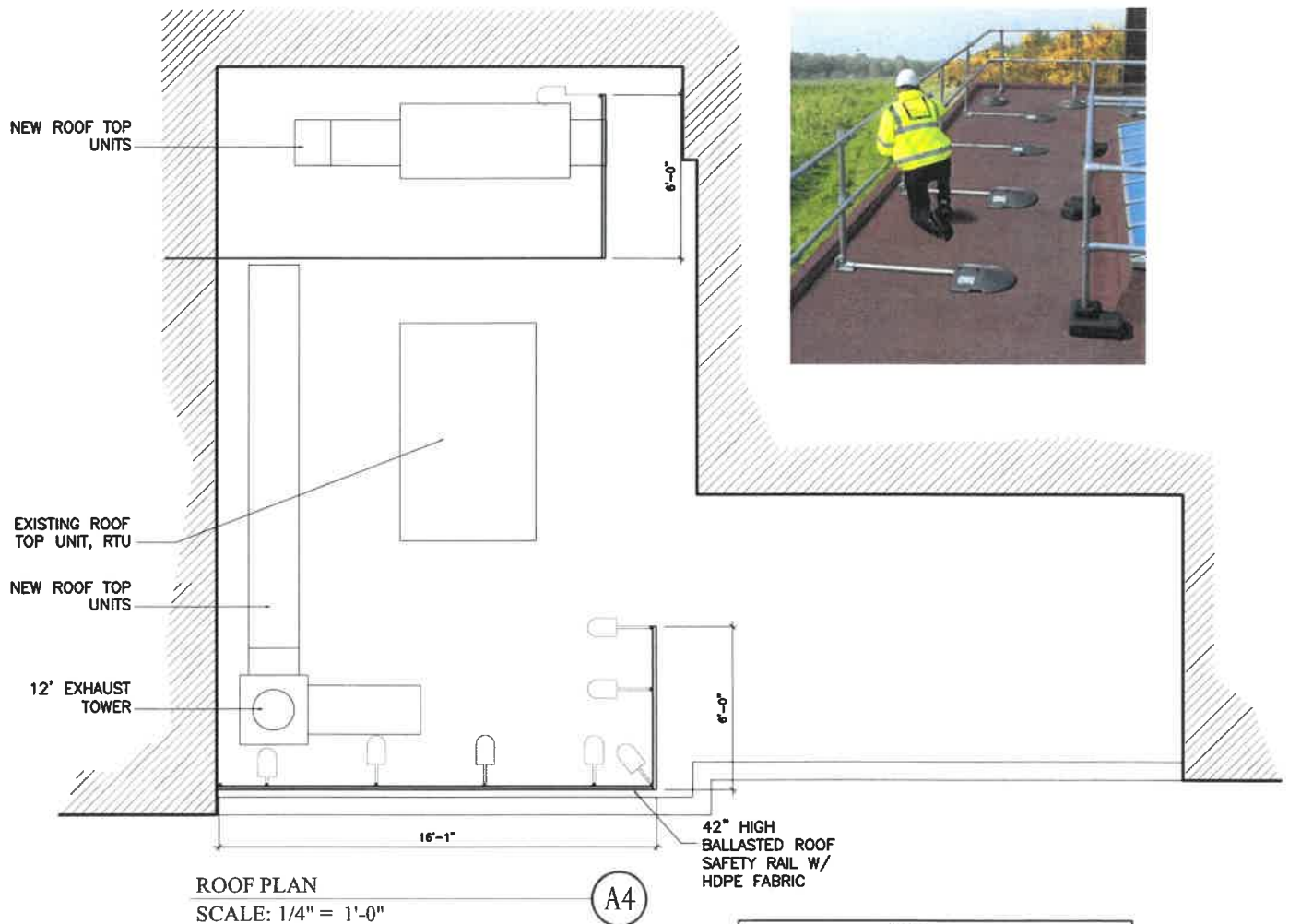
1. 35 Pleasant Street - TBD

Background: The applicant is seeking approval for the installation of mechanical equipment and screening.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



East side 43 Pleasant st.

Mechanical
Screen

Exhaust Tower

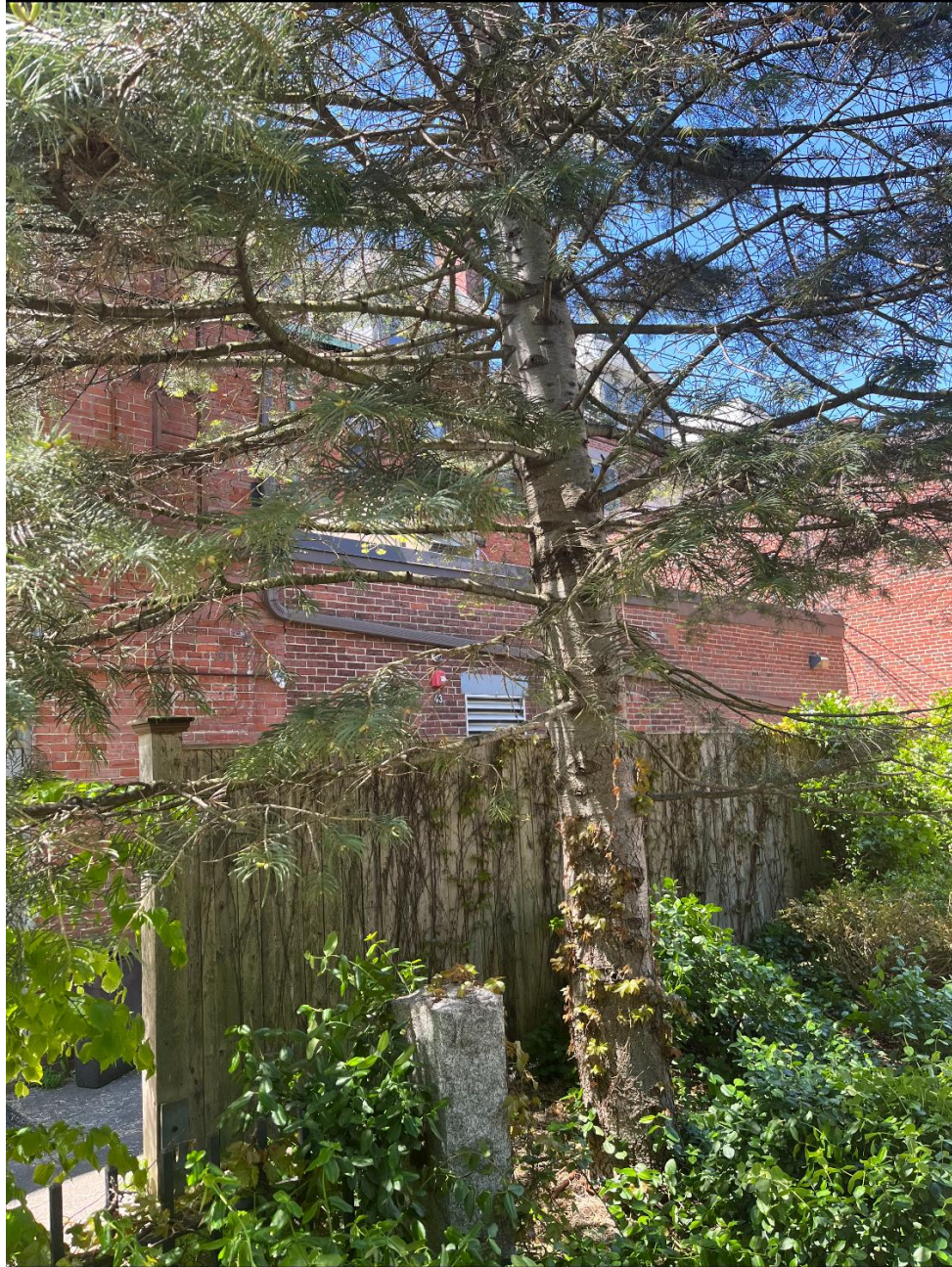














Home Ladder Safety Rooftop Fall Protection Easi-Dec About Us

Contact



building code requirements. Our railing systems are designed to meet the latest OSHA safety railing requirements and are designed to not penetrate the roof membrane.

Our railing systems are suitable for permanent installation and can also be used as a temporary railing system when rooftop work efforts warrant a railing system that can be moved from job to job.

To reduce purchase and installation costs our railings are offered in pre-assembled lengths that are easily attached to the system bases and counterweights.

Our products are manufactured of durable galvanized steel that can be delivered to your job site painted if required.

Contact us for pricing



Description

The RZ Universal Guardrails Are Manufactured Out Of High Strength Low Alloy Steel (HSLA)

- RZ Guardrails Exceed All OSHA Load Requirements
- All RZ Guardrails and Bases Are Manufactured 100% in USA
- Priced Well Below Chinese Imports
- Designed to Fit Competitors Bases

Close 



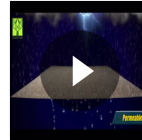
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Live Chat

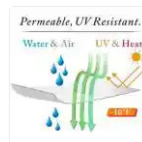
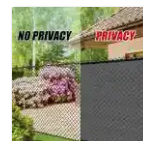
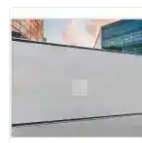
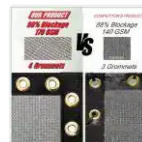
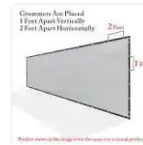
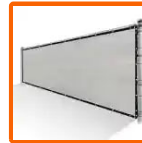
Feedback

3 ft. x 10 ft. Grey Privacy Fence
Screen Mesh Fabric Cover
Windscreen with Reinforced
Grommets for Garden Fence
by **COLOURTREE**

Related Videos & 360° View



Product Images



Hover Image to Zoom

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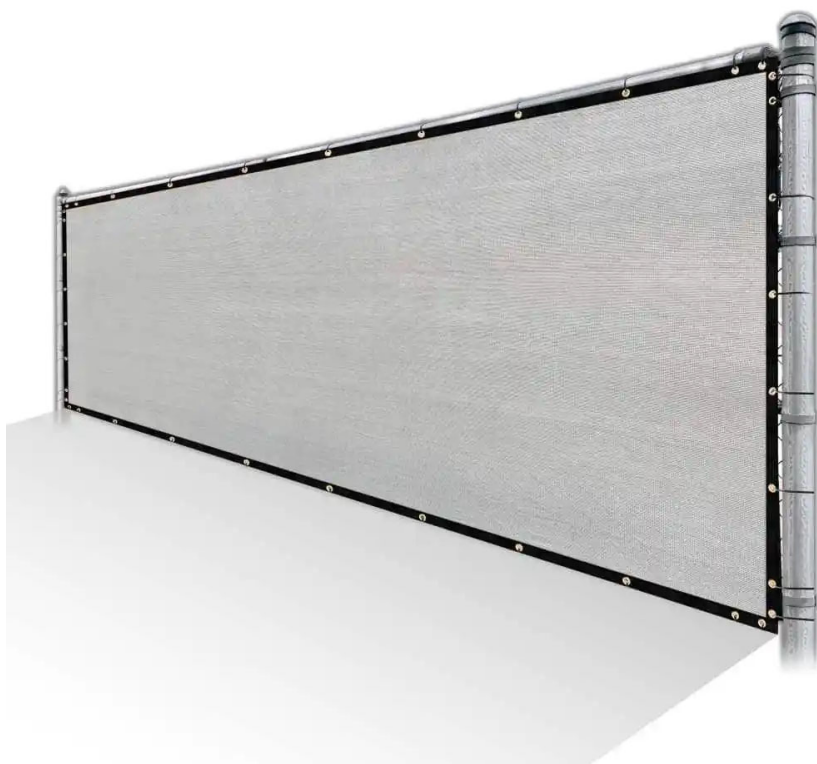
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Product Height (ft.): 2.83

Close X

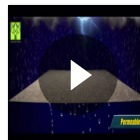


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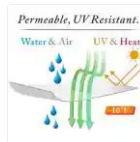
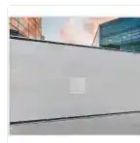
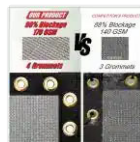
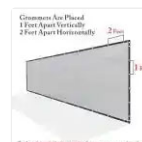
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Product Images



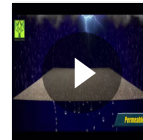
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Feedback

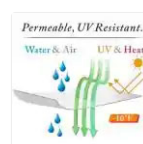
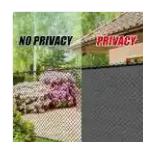
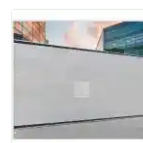
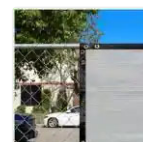
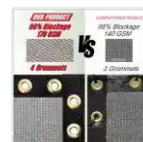
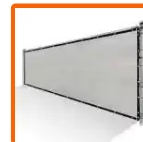
Close 

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Product Images



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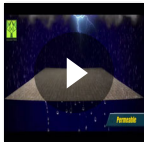
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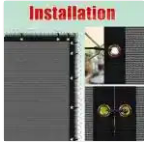
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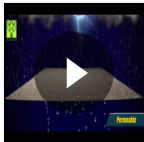
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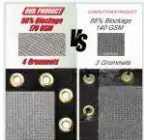
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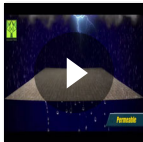
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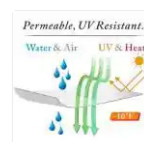
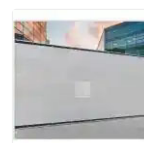
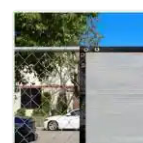
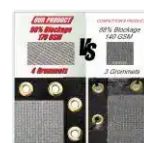
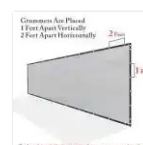
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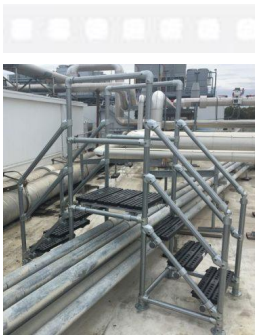
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NextGen
Crossover
Stairways™

**Lightweight Durable
Solutions to Unique
Rooftop Access
Challenges**

[More Info](#)



NextGen 3000™
Universal
Guardrail

**The Ladder Safety
Company is proud to
introduce our newest
rooftop railing system**

[More Info](#)



KeeHatch® Roof
Hatch Railing

**Our hatch railings are
designed to comply
with OSHA's safety
railing requirements.**

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USEFUL LINKS

RECENT POSTS

• [Safety Rail Source](#)

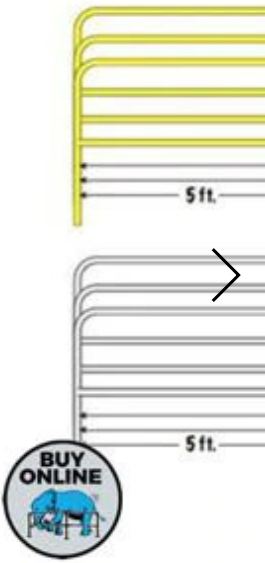


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NEXTGEN 3000™ UNIVERSAL RAILS

PRODUCTS // NEXTGEN 3000™ UNIVERSAL GUARDRAIL // NEXTGEN 3000™ UNIVERSAL RAILS



NEXTGEN 3000™ UNIVERSAL RAILS

Product



5 ft. Rails

Finish

Yellow

- 1 + ADD TO CART **\$154.00**

Frequently bought together...

 + 

Total price: **\$2,974.48**

ADD SELECTED ITEMS TO CART

- ☒ [NextGen 3000™ Standard Bases w/ Hitchpins](#)
- ☒ [Kart-a-Rail™ Portable Railing](#)

NextGen 3000™ Universal Rails are available in pre-assembled 5ft. (14lbs), 7.5ft. (21 lbs.) and 10ft. (29 lbs.) steel panels. The rails are available in TS-22 Coating - Yellow finish and Galvanized finish (custom colors available) All rails are 42 inches in height and fit into the NextGen 3000™ Universal Bases. (2) Base Pins are included with each rail purchased. [Click Here](#) to see flier with more details. Note: Toe Boards are also available.

Minimum 5 ft. returns are required at terminations to satisfy OSHA standards.

[Contact Us](#) for design assistance.

Product / Finish	Price
5 ft. Rails - Yellow	\$154.00
5 ft. Rails - Galvanized	\$219.59
7.5 ft. Rails - Yellow	\$165.00
7.5 ft. Rails - Galvanized	\$241.05
10 ft. Rails - Yellow	\$176.00
10 ft. Rails - Galvanized	\$260.15
Standard Bases w/ Hitchpins - Yellow	\$198.00
Standard Bases w/ Hitchpins - Galvanized	\$266.92
Universal Bases w/ Clamps - Yellow	\$291.86
Universal Bases w/ Clamps- Galvanized	\$364.83

VIDEOS

OSHA TESTING



UNIVERSAL RAIL



Related Products



[NextGen 3000™
Universal Guardrail](#)

[NextGen 3000™
Standard Bases w/
Hitchpins](#)

[NextGen 3000™
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[Kart-a-Rail™ Portable
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2570 Blvd. of the Generals
Suite 200
Norristown, PA 19403
(877) 723-3766

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CATALOGS

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CONTACT

- PHONE (877) 723-3766
- FAX (610) 539-1630
- SO. CENTRAL (832) 409-7160
- NO. CENTRAL (877) 723-3766
- WEST (909) 295-2970
- NO. EAST (716) 218-0315
- SO. EAST (980) 272-1567

2. 50 New Castle Avenue - Recommended Approval

Background: The applicant is seeking approval for a new rear yard shed.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



FRONT RIGHT
OVERVIEW

SCALE: NOT TO SCALE



BACK LEFT
OVERVIEW

SCALE: NOT TO SCALE

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

FINAL CD SET DATE: 02.01.21

Revision Table			
Number	Date	Revised By	Description
1			



EXISTING HOME

SCALE: NOT TO SCALE



LIVING AREA

MAIN FLOOR	1987sqft
TOTAL	1987sqft
GARAGE	690
FRONT PORCH	128
DECK	271

CONFORM TO ALL RESIDENTIAL CODES

DIM DISCLAIMER

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

SPECIFICATIONS + NOTES

*ROOFING MATERIAL: Timberline HD Shingles in Charcoal

*ALL TRIM PACKAGE: TO MATCH EXISTING

*SIDING: Should budget allow the ideal scenario would be to remove the aluminum siding, repair existing wood clapboards and install new cedar clapboards on the addition. Paint the entire house BM, Simply White. OPTION 2: HardiePlank Lap Siding w/ 4" exposure on addition ONLY

*BRACKETS: ProWood Market - Bracket 14T3 - P 28", H:28", T: 5.5" (Ptd: WHITE)

*STAIR SYSTEM:

- _EXTERIOR:
- *RISER: WOOD - PTD WHITE
 - *TREAD: WOOD - MAHOGANY
 - *HANDRAIL: WOOD MAHOGANY RAIL
 - *BALUSTERS: WOOD SQ WHITE 1"X1"
 - *DECK: MAHOGANY
 - *PRIVACY: WOOD TO MATCH SKETCH, UNDER DECK AS WELL (SLIDING PANELS)

*WINDOWS: All new windows throughout house if budget allows.
Removing 1/1 replacement double hung windows and large picture window installed in the 1970's to a historically appropriate 2/1 double hung window with black exterior

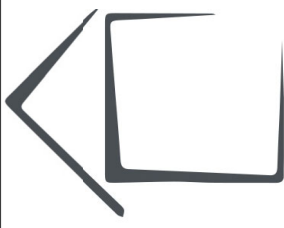
- _MANUFACTURER: MARVIN - ELEVATE - 2/1 D.H.
_EXT. FINISH: BLACK
_INT. FINISH: WHITE

*EXTERIOR PATIO: STONEWOOD EVER BLUE THERMAL BLUE

- NOTES:
- *CORNER BOARDS: TO MATCH EXISTING
 - *WATER TABLE: TO MATCH EXISTING
 - *RAKE BOARD: TO MATCH EXISTING
 - *SOFFIT: TO MATCH EXISTING
 - *WINDOW TRIM: TO MATCH EXISTING

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS
2. ALL TRASH GENERATED BY THE CONTRACTOR WILL BE PLACED IN A TRASH CONTAINER PROVIDED BY THE CONTRACTOR ON SITE AT THE END OF EACH DAY.
3. VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIAL. NOTIFY DESIGNER OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.
4. ALL ELECTRICAL AND MECHANICAL WORK SHALL BE PERFORMED BY SUB-CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR AND INTERIOR DESIGNER WITH RESPECT TO LIGHTING AND CEILING DETAILS.
5. COORDINATE ALL ELECTRICAL AND MECHANICAL FIXTURES TO FIT WITHIN CEILING, FLOOR, AND WALL SPACES. VERIFY LOCATIONS WITH DESIGNER.
6. IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO COMPLETE THE WORK WITHIN THE RECOGNIZED STANDARDS OF THE CONSTRUCTION INDUSTRY.



COVER PAGE

Layout Page Table	
Label	Title
1	COVER PAGE
2	SITE PLAN
3	DEMO
4	FOUNDATION
5	FIRST FLOOR
6	SECOND FLOOR
7	WINDOW & DOOR SCHEDULE
8	ELEVATIONS
9	ELEVATIONS
10	SECTION
12	SECTIONS
13	Roof Plan
11	FRAMING
14	FRAMING OVERVIEW
15	DETAILS
16	ELECTRICAL
17	PLUMBING + ELECTRICAL SCH
18	PLUMBING
19	CABINETRY
20	CABINETRY
21	CABINETRY

CLIENT:

Tim & Alex Lieto
50 New Castle Ave
Portsmouth, NH

CONTACT:

AMY DUTTON HOME
4 WALKER STREET KITTERY, ME
amy@amyduttonhome.com
207.703.0646

DATE:

5/23/2022

SCALE:

SCALED FOR:
24" X 36"

DRAWING SCALE

SHEET:

A1

CALCULATIONS

ZONING MAXIMUMS:
front setback: 30'
rear setback: 30'
side setbacks: 10'
lot coverage: 20%

EXISTING CONDITIONS:
LOT SIZE: 0.22 ACRES
ANTICIPATED DISTURBED AREA: 862 SF
LIVABLE SF: 1,454 SF
FIRST FLOOR 831 SF
3/4 STORY 623 SF
BASEMENT 0 SF
DECK 0 SF
PORCH 0 SF
GROSS SF: 2,756 SF
FIRST FLOOR 831 SF
3/4 STORY 831 SF
BASEMENT 831 SF
DECK 164 SF
PORCH 99 SF

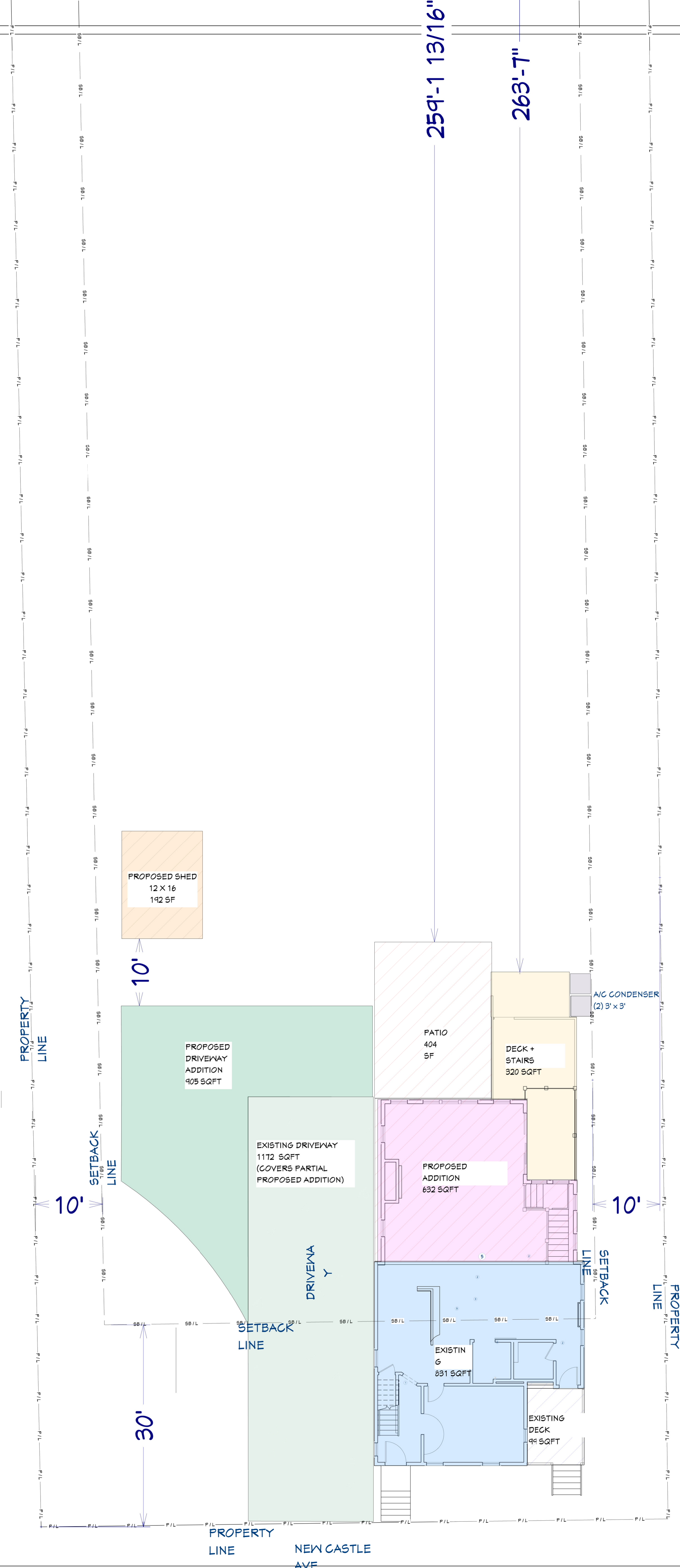
AREA OF FOOTPRINT: 1,094 SF
EXISTING DRIVEWAY: 2,292 SF
EXISTING PARKING SPOTS: 5
EXISTING SETBACKS:
FRONT: 8'6"
REAR: 56'9"
LEFT: 11'4"
RIGHT: 50'8"
EXISTING LOT COVERAGE: 11.42%

PROPOSED CONDITIONS:
LIVABLE SF: 3,033 SF
FIRST FLOOR 1,463 SF
3/4 STORY 650 SF
BASEMENT 920 SF
DECK 0 SF
PORCH 0 SF
GROSS SF: 4,432 SF
FIRST FLOOR 1,463 SF
3/4 STORY 831 SF
BASEMENT 1,751 SF
DECK 288 SF
PORCH 99 SF
AREA OF FOOTPRINT: 1,850 SF
PROPOSED PATIO: 404 SF
PROPOSED DRIVEWAY: 1182 SF
PROPOSED PARKING SPOTS: 7 +
PROPOSED SETBACKS:
FRONT: 8'6"
REAR: 259' - 1"
REAR PORCH: 17'-2"
LEFT: 50'-8"
RIGHT: 11'-4"

CAD BLOCK GUIDE

- EXISTING FOOTPRINT (831 SF)
- EXISTING DECK (99 SF)
- EXISTING DRIVEWAY TO BE REMOVED (1172 SF)
- PROPOSED ADDITION (632 SF)
- PROPOSED DECK (320 FT)
- PROPOSED DRIVEWAY PARKING SF (905 SF)

SITE PLAN



SITE PLAN

SCALE: 1" = 10'-0"

PROPOSED SHED

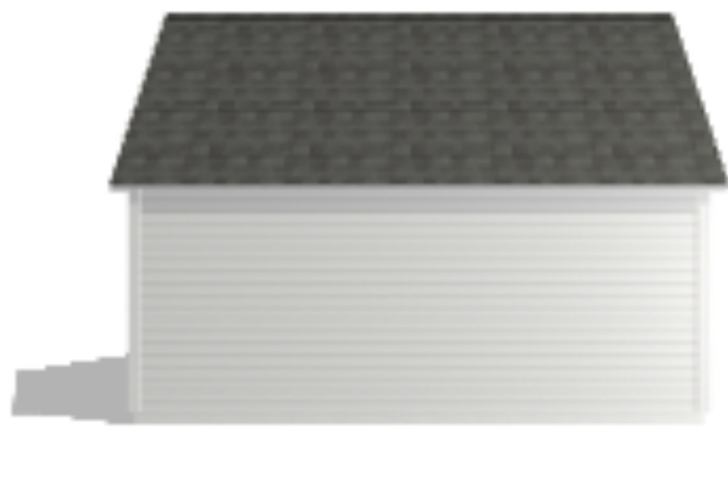
NOTE: WINDOWS TO BE BLACK TO MATCH THE HOUSE



PERSPECTIVE VIEW



FRONT VIEW



LEFT SIDE VIEW

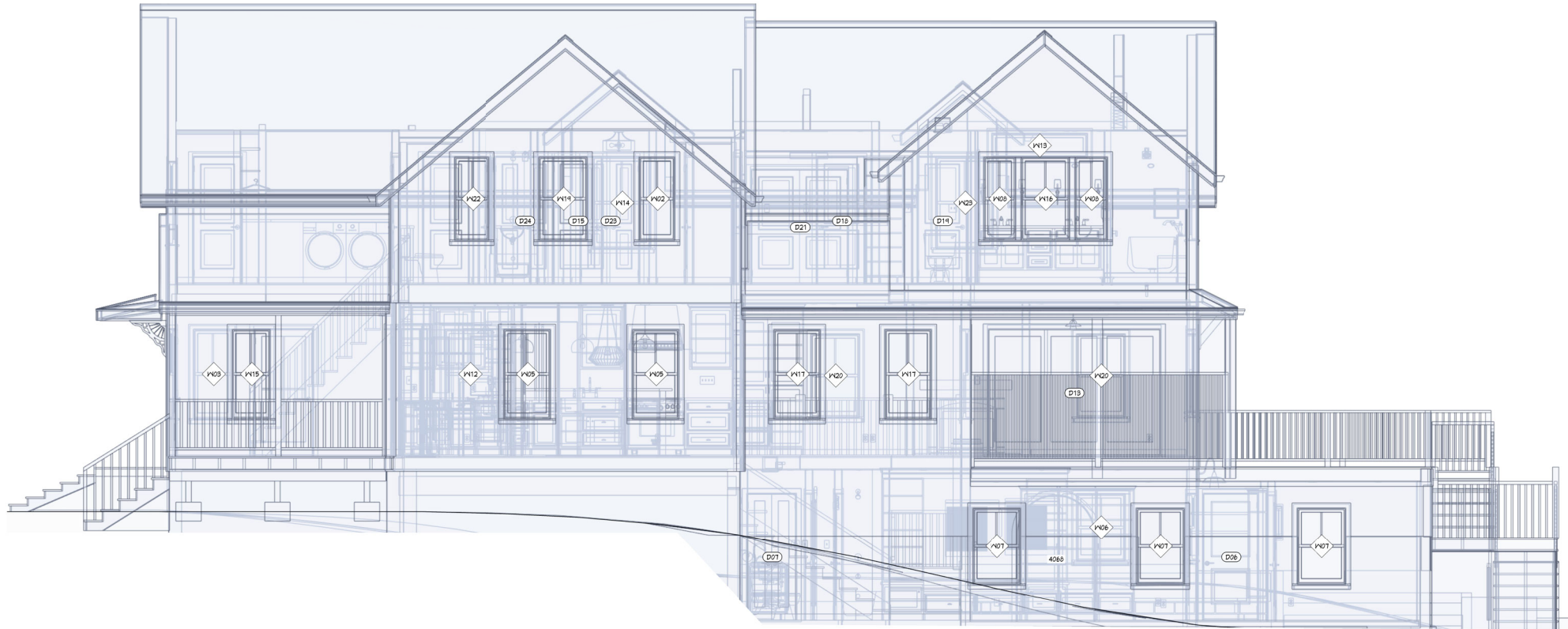


BACK SIDE VIEW



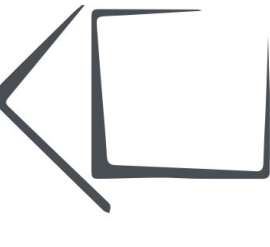
RIGHT SIDE VIEW

Structure Details	
Style: Lexington	\$11,240
Wall Height: 6' 4" Wall Height	
Size: 12x16	
Trim: Upgrade Window Trim	
Base: 2x6 Redwood Floor* with Bottom Trim Frieze Board	\$448
Siding: Vinyl	Included
Roof Pitch: 9/12 Pitch	
Roof Overhang: Extended Eaves (On Gable Walls, \$14 per linear foot)	\$336
Siding Color: White	
Trim Color: White	
Roof Color: Gray	
Roof Material: Architectural Shingles	
Doors & Ramps	
60" Double Door (\$640)	Included
Color: White	
60" Double Door (\$640)	\$640
Color: White	
Windows & Accessories	
Transom Window 4' with trim (\$160)	\$160
Color: White	
24"x40" Window (\$170)	Included
Color: White	
Window Trim Upgrade (Qty. 4)	\$200
24"x40" Window (\$170)	Included
Color: White	
24"x40" Window (\$170)	\$170
Color: White	
Flower Box: Large (\$65)	\$65
Flower Box Color: White	
24"x40" Window (\$170)	\$170
Color: White	
Flower Box: Large (\$65)	\$65
Flower Box Color: White	
Flooring & Interior	
Flooring: 3/4" Pressure Treated Plywood Upgrade	\$576
Floor Joist: 12" OC 2x6 PT Floor Joists	\$144
Loft: None	
Vents	
8" x 8" Vent	Included
8" x 8" Vent	



GLASS HOUSE ELEVATION FROM EAST

SCALE: 1/8" = 1'-0"



SITE PLAN

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19	CABINETRY
20	CABINETRY
21	CABINETRY

CLIENT:
Tim & Alex Lieto
50 New Castle Ave
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
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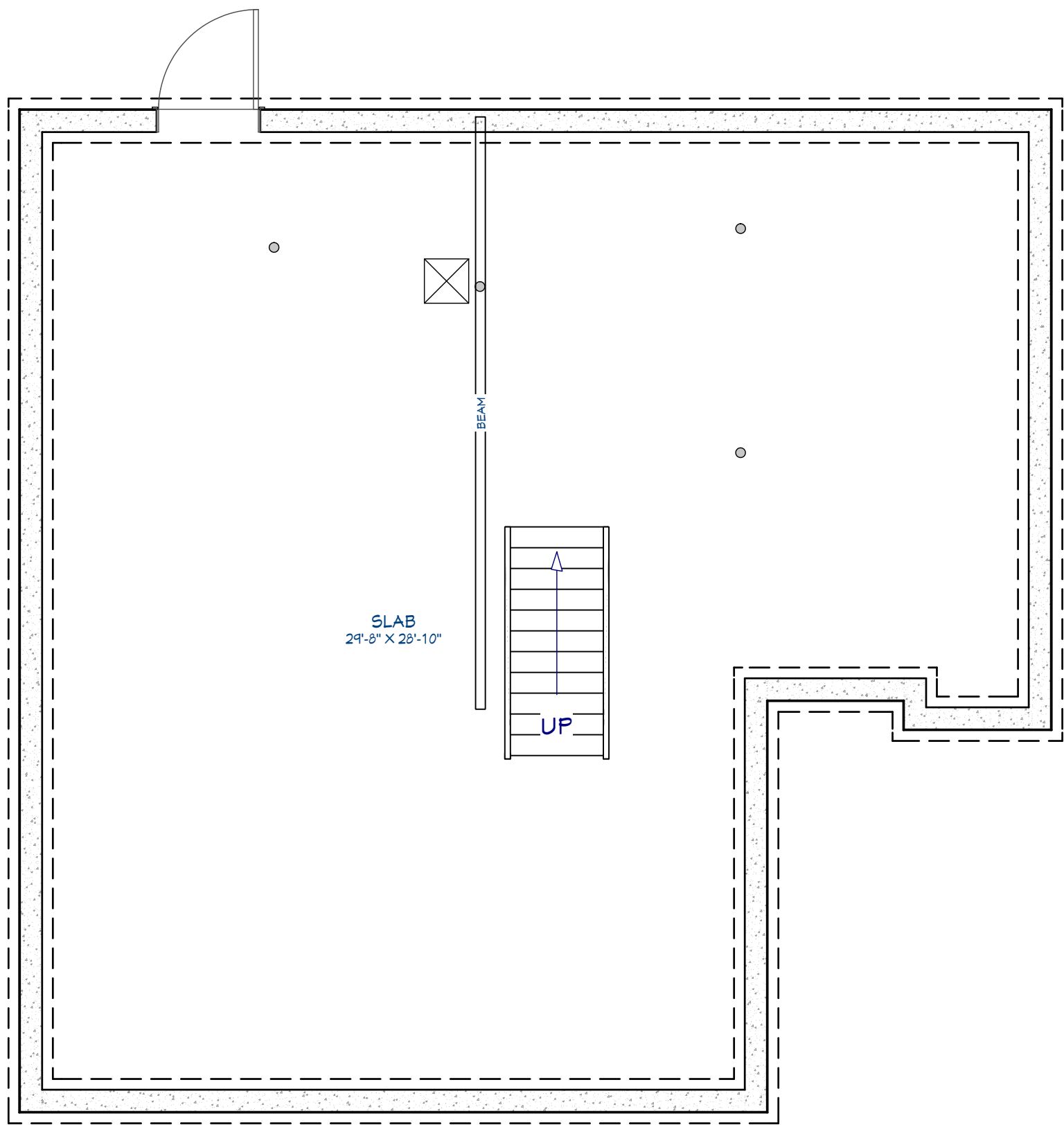
DATE:
5/23/2022

SCALE:
SCALED FOR:
24" X 36"
DRAWING SCALE

SHEET:
A2

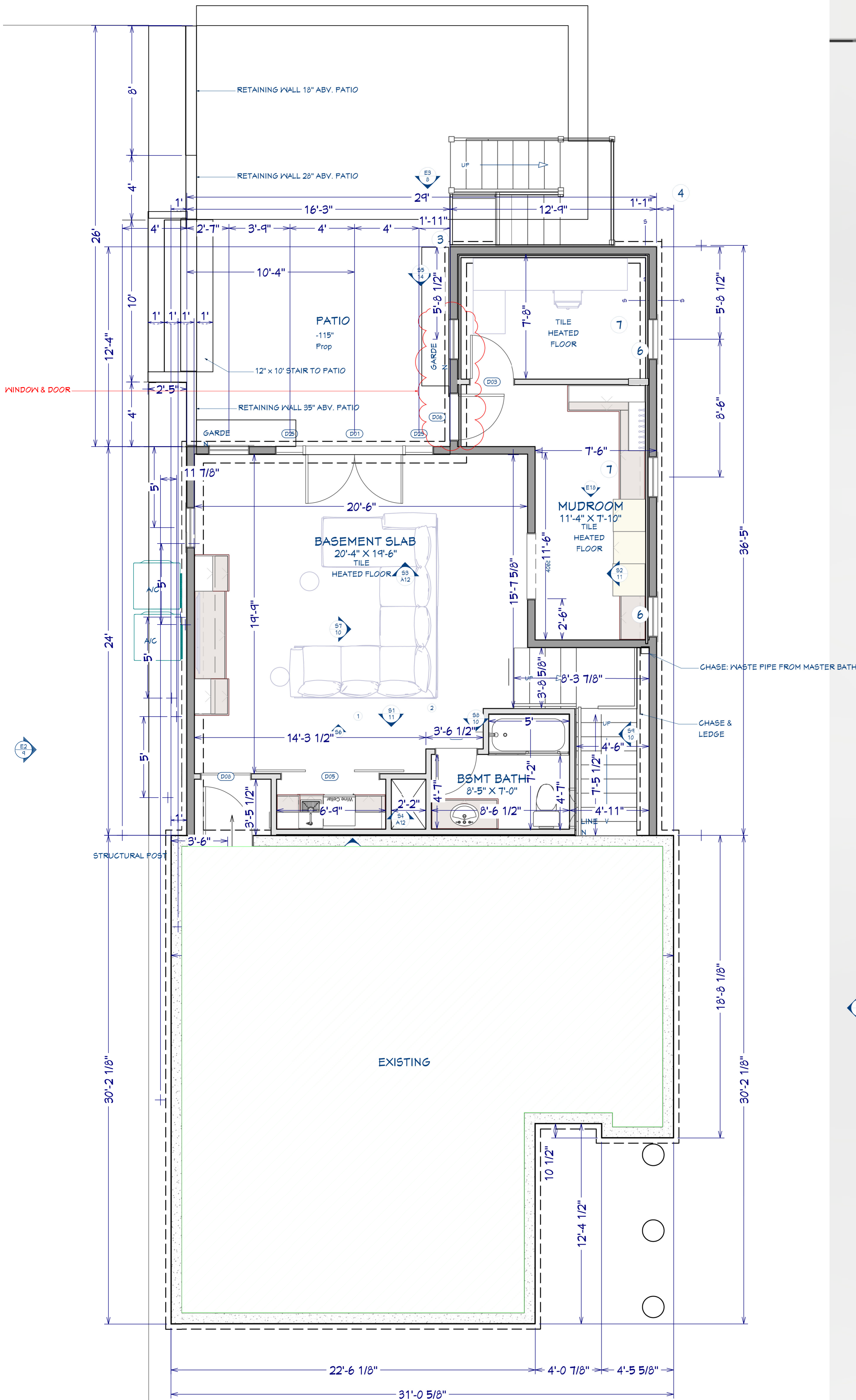
FLOOR 0 NOTE SCHEDULE	
①	TILE FLOOR WITH RADIANT OR ELECTRIC HEAT
②	WHITE HERRINGBONE TILE
③	DOOR ACCESS STO STORAGE
④	EXTEND SLAB FOR AC UNITS AND UNDER STAIRS W/ FOOTINGS.
⑥	RUN 2X4 WALL ON FLAT OVER FOUNDATION WALL
⑦	RUN BASEBOARD W/ GAP FOR EXPANSION OVER HEATED TILE FLOOR

NOTE:
1. ALL DIMENSIONS ARE FROM FRAMING TO FRAMING
2. ALL BOTTOM OF HEADERS TO BE HUNG @ ____"



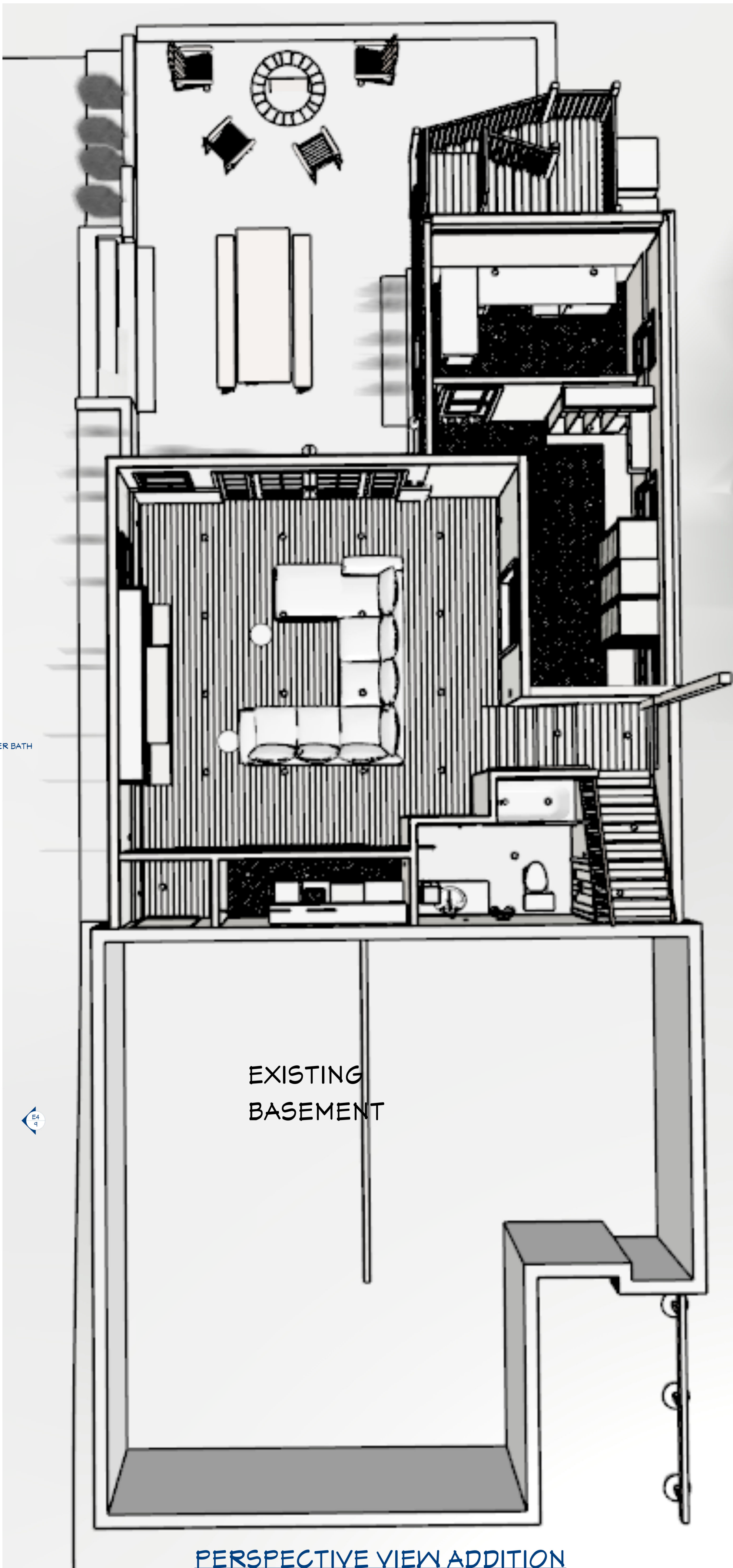
EXISTING FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



PERSPECTIVE VIEW ADDITION

SCALE: NTS

FOUNDATION

Layout Page Table	
Label	Title
1	COVER PAGE
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3	DEMO
4	FOUNDATION
5	FIRST FLOOR
6	SECOND FLOOR
7	WINDOW & DOOR SCHEDULE
8	ELEVATIONS
9	ELEVATIONS
10	SECTION
12	SECTIONS
13	Roof Plan
11	FRAMING
14	FRAMING OVERVIEW
15	DETAILS
16	ELECTRICAL
17	PLUMBING + ELECTRICAL SCH
18	PLUMBING
19	CABINETRY
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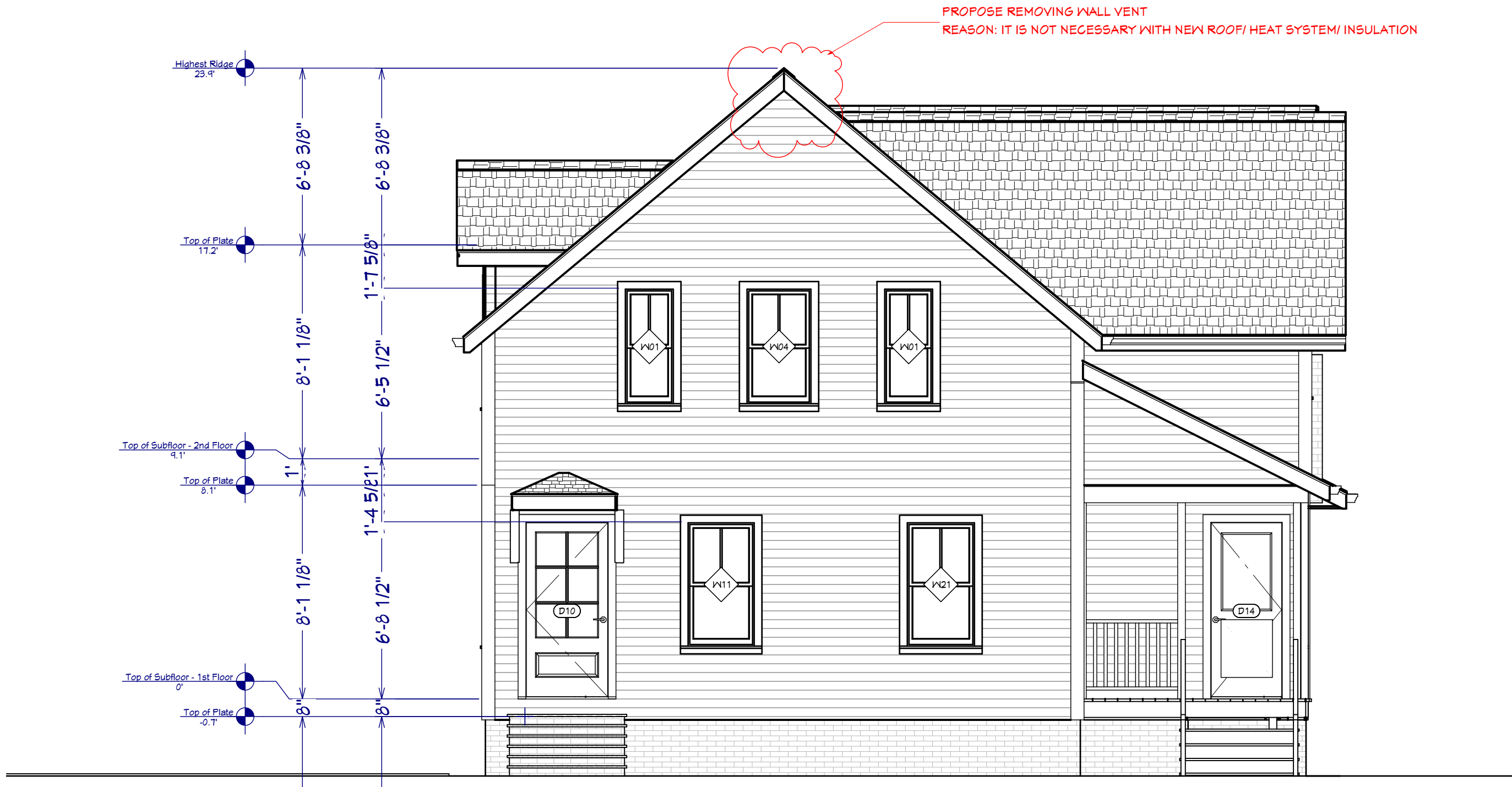
SHEET:

A4



FRONT ELEVATION EXISTING

SCALE: 1/4" = 1'-0"



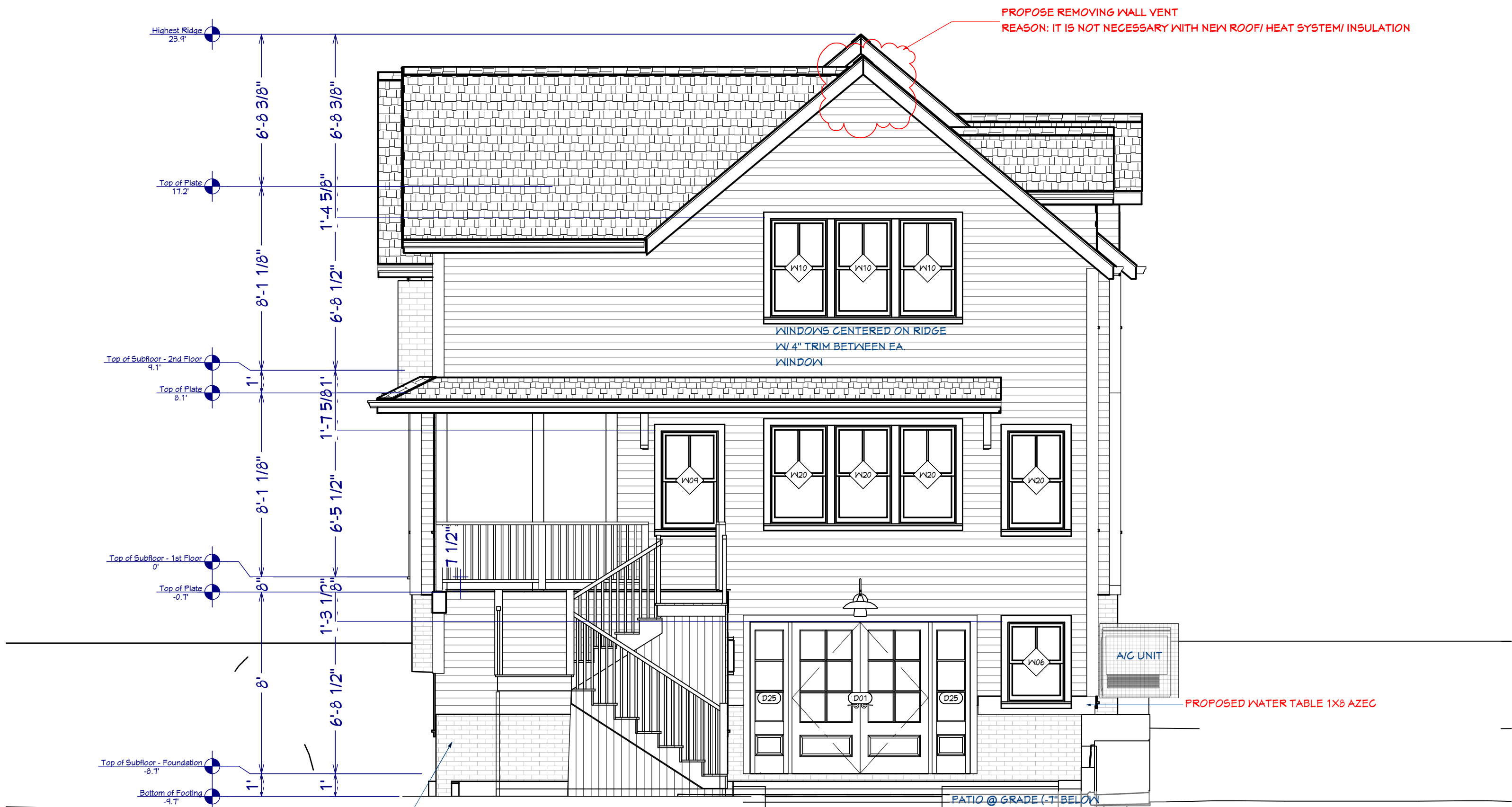
FRONT ELEVATION PROPOSED

SCALE: 1/4" = 1'-0"



BACK ELEVATION EXISTING

SCALE: 1/4" = 1'-0"

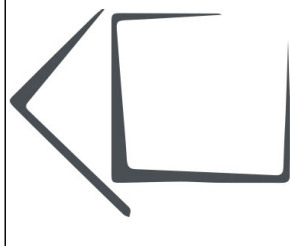


BACK ELEVATION PROPOSED

SCALE: 1/4" = 1'-0"

- NOTE:
1. MASTER BEDROOM 3 WINDOWS, NO BALCONY
 2. FRENCH DOORS OUT OF BASEMENT, GRADE DROPPED DOWN TO -1" BELOW BASEMENT F.F.

AC CONDENSER COVERS TO REMAIN SAME DESIGN AS APPROVED



ELEVATIONS

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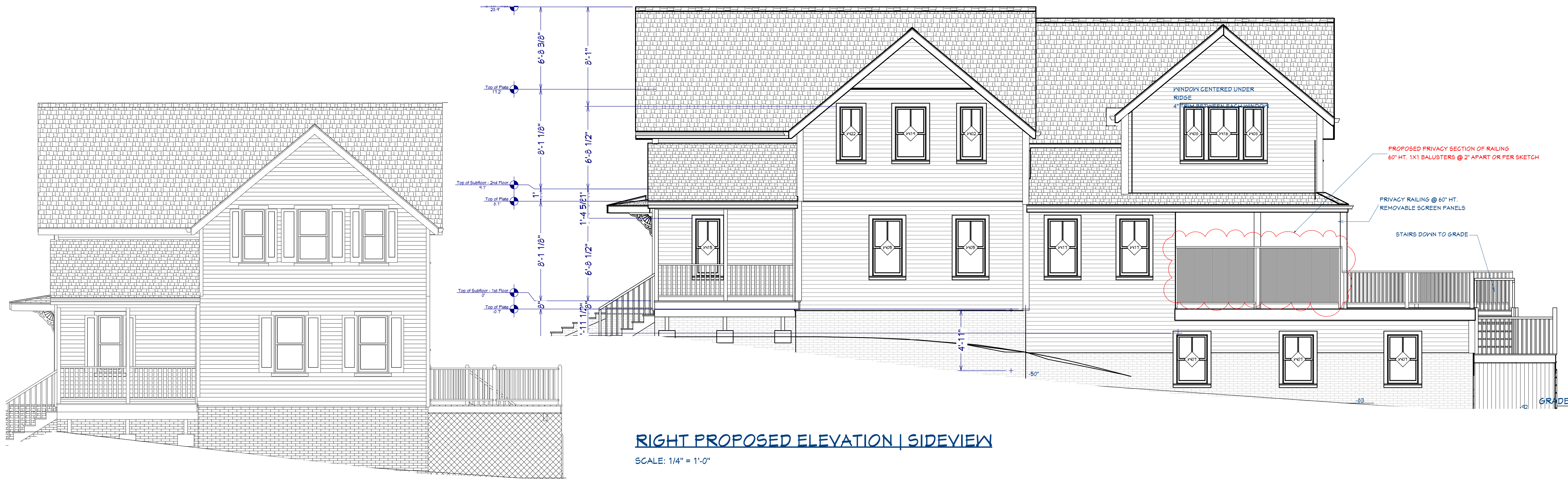
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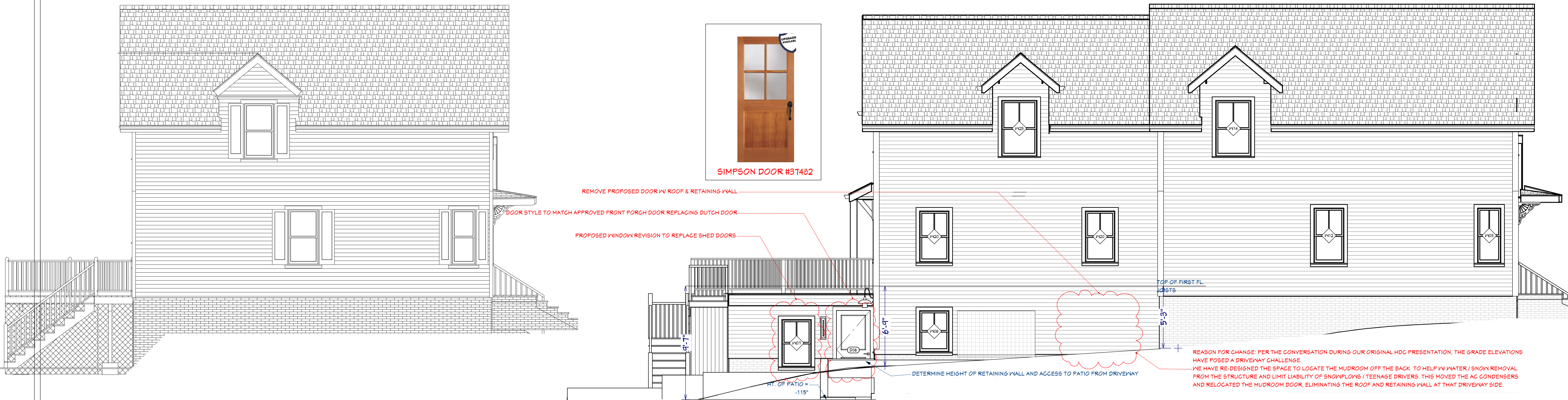


RIGHT PROPOSED ELEVATION | SIDEVIEW

SCALE: 1/4" = 1'-0"

RIGHT EXISTING ELEVATION | SIDEVIEW

SCALE: 1/4" = 1'-0"

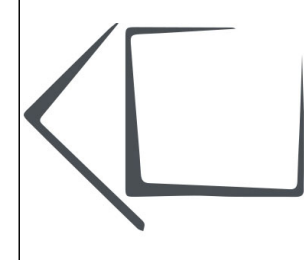


LEFT PROPOSED ELEVATION | SIDEVIEW

SCALE: 1/4" = 1'-0"

LEFT EXISTING ELEVATION | SIDEVIEW

SCALE: 1/4" = 1'-0"



ELEVATIONS

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A9